

RUMSON ZONING BOARD
 MARCH 19, 2019
 MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Mr. Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy
 Absent: Mr. Torcivia, Mr. Hofferber

Also present: Bernard Reilly, Esq., Fred Andre' and State Shorthand Reporting Services.

The notice requirements of the Open Public Meetings Act were stated as being met.

Fred Andre', the Borough Zoning Officer, was sworn in.

Chairman Brodsky announced that the application of Marino Mazzei for property located at 3 Hill Pond Lane will be carried to the April 16, 2019 Zoning Board meeting with notice being required.

Chairman Brodsky announced that the application of Bradford Going for property located at 20 Maplewood Avenue be presented for the Board's consideration. Mr. Shissias recused himself from hearing the application. Bradford Going the property owner was sworn in and addressed the Board.

Mr. Going explained that a Resolution approved on February 21, 2017 was to raze the existing residence and construct a new single-family residence. The approved residence had a first-floor living area with a small loft area above that was accessible only through fold-down stairs. The loft was to be used for storage only and not intended as living space. The application proposes to convert the second-floor loft area into a bedroom with a bathroom and install an internal staircase. Variances were previously granted for the property and the new construction will create no new nonconformities. Mr. Going introduced Alex Shissias, a New Jersey licensed architect. Mr. Shissias was sworn in and the Board accepted his credentials. Mr. Shissias assisted Mr. Going in explaining the interior square footage being proposed.

Chairman Brodsky open the application for public comments and/or questions. There being none, the public portion was closed.

Board Members stated that nothing on the outside of the residence is changing and the proposal makes the home more livable.

After further Board discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Duddy made a motion to approve the application as presented; Seconded by Mrs. Kirkpatrick.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Chairman Brodsky announced that the application of Donald and Kristen Bunnell for property located at 5 Azalea Lane be presented for the Board's consideration. Mr. Shissias resumes his seat on the dais. Mr. and Mrs. Bunnell were sworn in and addressed the Board. Mrs. Bunnell stated that this house is her childhood home and she and her husband purchased the property from her parents in 2003. The house currently has no storage space. The existing garage is original to the property and is nonfunctional.

Mrs. Bunnell introduced James Daly, a New Jersey licensed architect. Mr. Daly was sworn in and the Board accepted his credentials. Mr. Daly explained that the application is to raze the existing two-car detached garage with the doors facing the street frontage and construct a new three-car garage with the doors facing the street and storage above. The applicants also proposed to construct a new front covered entry and new rear open sided cabana. A driveway turnaround will be added to the existing driveway. The new construction will create nonconformity in having the ground-floor area of the accessory building exceeding 30 percent of the principal building and continue the nonconformity in having the garage doors face the street frontage and eliminate the accessory building side setback nonconformity.

Mr. Daly submitted the following exhibits for the Board's review: A-1 Photograph of the existing garage; A-2 Photograph of the residence and garage; A-3 Sketch of the proposed side view; A-4 Sketch of the front view.

Mr. Daly described the floor plans of the proposed new three-car garage and the architectural details and stated that the materials will match the existing structure. The applicants will maintain and enhance the existing screening and illustrate the existing trees on the property. The applicant will submit revised plans for the Board's review and approval.

After further Board discussion, Chairman Brodsky opened the application for public comments and/or questions. There being none, the public portion was closed.

Chairman Brodsky asked the pleasure of the Board. Mrs. Kirkpatrick made a motion to approve the application as presented; Seconded by Mr. Shissias. Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Mr. Reilly presented a Resolutions approving the applications of Robert and Liza Tamashunas for property located at 2 Wood Lane; Craig and Jessica Buchner for property located at 4 Pond Road; Joseph and Tina Freglette for property located at 76 Navesink Avenue. After Board review and discussion, Mr. Shissias made a Motion to approve the Resolutions as submitted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Mr. Reilly presented a Resolution approving the application of David and Rebecca Leckstein for property located at 86 Rumson Road with several conditions. After Board review and discussion, Mr. Duddy made a Motion to approve the Resolution as submitted; Seconded by Mr. Blum.

Roll call vote:

Ayes: Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Abstain: Chairman Brodsky

Chairman Brodsky asked for comments on the February 19, 2019 Zoning Board Minutes. Mr. Duddy made a motion to approve the Minutes with corrections; Seconded by Mrs. Carras. By voice vote the February 19, 2019 Minutes were approved as amended.

There being no further business before the Board, the meeting was adjourned at 8:30 p.m.

The next scheduled meeting will be April 16, 2019 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson